

FOR SALE - PROMINENT DEVELOPMENT LAND

Broxden, Western Edge, Perth

BIDWELLS



Broxden Commercial Land

- ▶ Commercial development opportunities
- ▶ Class 4 Planning Consent
- ▶ Established employment location
- ▶ Excellent access to all major routes



LOCATION

Perth is Scotlands newest designated City and the principal administrative centre for the Perth & Kinross area. Perth has a resident population in the region of 43,500 persons with a catchment estimated to be in excess of 126,000 people. (Source: Perth and Kinross Council).

The subjects are well located in close proximity to the Broxden Roundabout within an established commercial location with excellent access to the M90/A9 dual carriageways and Perth City Centre.

The main Perth 'Park and Ride' is located adjacent to the subject sites along with a number of national occupiers including an Esso Petrol Station (with 'Subway' takeaway), McDonalds, Harvester and Travelodge. At the nearby Broxden Business Park there are a number of business occupiers including SEERAD, Lloyds Bank of Scotland, Gillespie Macandrew LLP, Mouchel, Persimmon Homes, Balhousie Care Group, RWE Npower and Broxden Dental School. Also within Broxden Business Park there is soon to be a Hungry Horse restaurant and Costa Coffee outlet proposed for development in 2016. Further consent for class 4 use has been obtained for sites 5 and 6a adjacent to the Broxden Dental School for the development of new business centre office space.

DESCRIPTION

Phase 1 - 10 Acres (4 Ha) of Commercial Development Land

Phase 1 of the development land is to be developed in a high quality landscape setting including the enhancement of the existing boundary treatment. A SUDs pond is proposed to be located at the northern corner of this site. Access to Phase 1 development land will be taken from the existing roundabout at Glasgow Road and road link off Broxden Avenue.

Phase 2 – 10.7 Acres (4.3 Ha) of Commercial Development Land

Phase 2 of the development land lies to the east of the existing Park and Ride site. The masterplan shows a road link between the east and west sites to the south of the Park and Ride. Phase 2 land is to be accessed via a new junction which will be created off Glasgow Road.



PLANNING

A full copy of the decision notice, conditions and associated plans are available from the Perth and Kinross Council Planning Portal with reference **12/01692/IPM**.

Planning permission in Principle (subject to various conditions) was granted in August 2013 for employment land (Class 4) and new vehicular access.

All interested parties are asked to direct any questions regards to planning consent for their proposed use to the local planning department at Perth and Kinross Council (01738 475300).

TERMS

Our clients are seeking offers to purchase serviced plots which will be created to suit individual requirements. Offers for the sites as a whole may also be considered.

Terms for individual sites are available on request.

All offers must be submitted on Formal Scottish Legal Terms.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser liable for any Land and Building Transaction Tax, registration dues and VAT thereon.

VAT

All prices are quoted exclusive of VAT (which may be applicable).



Enquiries to:

Bidwells
5 Atholl Place
Perth
PH1 5NE

T: 01738 630666
E: graeme.duncan@bidwells.co.uk
E: gavin.russell@bidwells.co.uk



Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents.

Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection. Publication Date: December 2015



Cert No 8542
ISO 9001: ISO 14001

bidwells.co.uk

Broxden Commercial Land

Residential Site
(Under Separate
Ownership)

To Perth City Centre

To Dundee / Edinburgh (M90)

PHASE 2

PHASE 1

To Inverness (A9)

To Stirling / Glasgow (A9)

